



Planning Department

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MEMORANDUM

To: Board of Selectmen **Date:** January 11, 2016
From: Roland Bartl, AICP, Planning Director *R. B.*
Subject: Site Plan Special Permit/Use Special Permit Application #11/20/15 - 459

Location: 180-182 Skyline Drive
Map/Parcel: C4-14 & 32
Applicant: Town of Concord
Owner: Town of Concord
Engineer: Environmental Partners Group, Inc.
Previous Site Plan & Use
Special Permit: #08/25/94 - 346
Zoning: Single Family Residential (R-8 & R-10/8)
Groundwater Protection Districts Zone 4
Lot Area: +/- 60 acres
Proposed Net Floor Area: +/- 9,300 square feet
Existing/Proposed Uses: Concord Municipal Water Treatment Plant, Nagog Pond
Hearing Date: 01/25/16
Decision Due: 04/24/16

Below are the Planning Department comments. They are based on plans and information provided to us in the November 2015 permit application and on revised plan information provided to us in January 2016. Please review comments from other departments, boards and agencies.

The application is for:

- A site plan special permit under Zoning Bylaw (ZBL) section 10.4. The extent of work triggers the site plan review threshold. Site plan special permits are assumed to be grantable or grantable with conditions if the proposed site improvements meet generally acceptable engineering and circulation and landscaping design standards. The proposed use or uses are not in question.
- A use special permit under ZBL section 3.4.7 (Other Public Use – Use of land, buildings and structures for a public purpose, other than educational use, by any Town or local agency, except the Town of Acton and the Water Supply District of Acton.) This is a discretionary special permit that may be denied if there is a good reason to do so. It could also be granted or granted with conditions.

Project Summary

Concord operates a water treatment plant at Nagog Pond near the dam. Access is via a driveway from Skyline Drive. Concord proposes to replace the plant with a larger and improved facility, perform repairs and renovations at the water intake structure at the dam, widen the driveway to meet new fire code regulations, and install a ground-mounted solar PV field for the facility's power supply.

Comments

1. The proposed improvements comply in all respects with the dimensional requirements of the Acton Zoning Bylaw.
2. The use was granted a special permit in 1994. The proposed expansion of the use requires a new special permit.
3. The special permit if granted covers approvals under ZBL, section 4.1 for work in the flood zone and flood way (normally reserved to the Board of Appeals) – see footnote (5) of ZBL – Table of Principal Uses. I defer to the Engineering Department review for evaluation if the footnote 5 criteria apply here, and if so whether they are met.
4. The PV panels are a by-right accessory use to any principal land use pursuant to ZBL section 3.8.4.10.
5. Waiver requests:
 - a. Traffic Study: none is needed.
 - b. Outdoor Lighting Plan: no plan would be needed except a details sheet showing the proposed luminaires to verify compliance with the ZBL, s. 10.6.
6. If granted, the permits should condition that prior to a building permit, the applicant must submit:
 - a. A landscaping plan that meets the intent of ZBL section 10.4.
 - b. A plan indicating measures for screening the PV solar arrays from nearby residential receptors. This could be accomplished with additional landscaping or other devices in the array designed to deflect solar glare.

Recommendation:

The department sees no particular reason for denying the requested special permits. If, granted, any outstanding items can be addressed through conditions in the permit decision.

cc: Fire Department
Engineering Department
Natural Resources Department